

Project Description
901 16th Street/1200 17th Street

2.1 INTRODUCTION

The project site currently contains several steel shed industrial buildings used for storage, a small vacant two-story brick office building on 17th Street at Texas Street, a modular office structure, and surface parking lots on a 3.5 acre site bounded by 16th Street, Mississippi Street and 17th Street. Except for the brick office building and potentially a portion of one of the steel sheds at the corner of Mississippi and 17th Street, all structures on the site, including the modular building, will be demolished and will be replaced with two new buildings.

Potrero Partners intends to develop approximately 395 dwelling units and approximately 24,468 square feet of ground floor retail uses in two buildings that are respectful of the architectural character and urban fabric of Potrero Hill: a 48-foot high 4-story mixed use building on 17th Street designed by Christiani Johnson Architects and a 68-foot tall 6-story mixed use building on 16th Street designed by BAR Architects.

2.2 PROJECT LOCATION AND SETTING

The Project is located within the boundaries of the Showplace Square/Potrero Area Plan and is zoned UMU (Urban Mixed Use) with height and bulk controls of 68-X on the northern portion of the site and 48-X on the southern portion of the site. Required approvals include a Large Project Authorization (including modification to certain development standards), a lot line adjustment, and grading, demolition, building and occupancy permits.

2.3 PROJECT CHARACTERISTICS

Uses. The 395 proposed dwelling units have the following unit mix:

53 Studios	13%
182 One-bedroom	46%
147 Two-bedroom	37%
14 Three-bedroom	4%

Ground floor units with stoops are proposed along 17th Street, the mid-block alley, and onto the residential mews. The remaining units are on upper floors. The proposed mixed use project contains approximate 24,468 square feet of ground floor retail uses along both 16th and 17th Streets, to be demised into several individual retail stores.

Parking, Loading and Bicycle Parking. The Project includes approximately 388 parking spaces (at least 4 of which will be car share spaces), divided between a two-level garage in the 16th Street building and a one-level garage in the 17th Street building, both with access from Mississippi Street. There would be 337 residential spaces (a ratio of .85 space per unit), 5 car share parking spaces and 46 commercial spaces. One off-street commercial loading space accessed from Mississippi Street and two on-street

residential loading spaces along Mississippi Street are proposed. (Curb cuts are not allowed on 16th Street, and the City proposes a Class II bike lane in the curb lane on 17th Street, limiting parking and loading access to Mississippi Street.) A total of 455 Class 1 and 40 Class 2 bicycle parking spaces will be provided.

Adaptive Reuse. The existing brick office building at 17th Street and Texas Street, which has been determined to be eligible for the California Register of Historical Resources, will be preserved and repurposed as a retail space. A portion of a wood-framed steel shed at the corner of 17th and Mississippi that has been determined not eligible for the register will be retained (or rebuilt) and also repurposed as a retail space.

Open Space. Along the westerly property line, a 30- to 40-foot wide mid-block alley of approximately 12,340 square feet will be constructed to provide a 24 hour pedestrian connection from 17th Street to 16th Street and the proposed Daggett Park. This alley will also provide air and light to the existing live/work units located west of the Project site. In addition, approximately 24,290 square feet of common and private open space will be provided in 5 courtyards, a roof deck, and private patios and decks.

2.4 PROJECT FEATURES AND PROJECT PROPONENT IMPROVEMENTS

Certain potential environmental issues associated with the construction and operation of the Project are addressed by the following Project features:

Construction Impacts

- Noise from construction activities will be controlled through adhering to the restrictions of Article 29 of the San Francisco Police Code and the applicable Eastern Neighborhoods EIR mitigation measures.
- Air quality emissions from construction activities will be addressed through adhering to dust and emission control measures and the mandates of San Francisco Health Code Article 22B.
- Per the City's Green Building Ordinance (Chapter 13C of the San Francisco Building Code), construction and demolition debris will be diverted to recycling and both buildings will be designed for water and energy efficiency.
- The Project will adhere to the notification, testing and other procedures required by the Maher Ordinance (Article 22A of the San Francisco Health Code)
- None of the buildings that will be demolished are historic resources, as confirmed by Historic Preservation Commission Motion No. M0134. The Project will preserve and repurpose the existing brick office building at 17th Street and Texas Street, which was determined to be eligible for the California Register of Historical Resources, as a retail space. The project is not expected to result in a significant adverse impact on the historical significance of the brick office building.

Operational Impacts:

To encourage use of alternative modes of transportation and reduce dependence on automobiles, Potrero Partners will:

- Provide Class 1 and Class 2 bicycle parking as required by Planning Code Section 155.2;
- Provide four car share parking space, as required by Planning Code Section 166;
- Provide no more than approximately 377 parking spaces for both the residential and retail uses, as mandated by Planning Code Section 151.1;
- Provide information on transit service to residents as part of their move-in packets (including, for example, data on location of nearest MUNI and BART lines, lists of schedules and fares and information on Fast Passes and the 511 Regional Rideshare Program);
- Provide an air ventilation/filtration system if necessary for units that warrant it, pursuant to the requirements of San Francisco Health Code Article 38;
- Design a project with low storm water impact and manage storm water through a system of filtration and runoff management in conformance with San Francisco Public Utilities Commission standards and established best practices;
- Design an attractive and aesthetically-pleasing project that enhances the neighborhood and creates additional open space for the residents of the Potrero Partners building and the surrounding community.

2.5 PROJECT APPROVALS

Land use approvals and construction permits needed to construct the specific development proposed for the Project site may include but are not limited to the following:

- Large Project Authorization with modifications to rear yard configuration, off-street loading, and (for 16th Street building only) horizontal mass reduction, parking/loading entrance width and projecting bay dimension.
- Grading, demolition, building and occupancy permits as required from the Department of Building Inspection;
- Lot line adjustment creating separate legal lots for the two buildings.

2.6 PRIORITY POLICY FINDINGS

The project complies with the Priority Policies of Section 101.1 of the Planning Code for the following reasons:

(1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

There are no existing neighborhood-serving retail uses on the site. The project includes over 24,000 square feet of ground floor commercial space that will provide opportunities for resident employment and ownership.

(2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

There is no existing housing on the site. The project is complementary to the character of the neighborhood, preserves the historically significant brick office building, and employs an architectural vocabulary that preserves the cultural diversity of the neighborhood.

(3) That the City's supply of affordable housing be preserved and enhanced.

The project will provide affordable housing by complying with the Inclusionary Affordable Housing Program.

(4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

A Transportation Impact Study is being prepared for the project. No curb cuts are proposed on 16th Street, the location of the TEP-approved 16th Street bus rapid transit route.

(5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project does not include commercial office development. The existing storage use of the site provides minimal employment opportunities.

(6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will be constructed pursuant to current Building Code standards to protect against injury and loss of life in an earthquake.

(7) That landmarks and historic buildings be preserved.

The historically significant brick office building at 17th and Texas Streets will be preserved and adaptively reused. The other metal warehouse structures on the site have been determined not to be historic resources.

(8) That our parks and open space and their access to sunlight and vistas be protected from development.

The project will not cast shadows not impede the vista from any park.

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